



## Land east of 37 Fleming Drive

Ashton in Makerfield, WN4 8TX

Self-build plot of land

Circa 0.18 acres

**£100,000**

- Residential development opportunity
- Situated on modern development of executive style houses
- Close to Ashton town centre

# For Sale

10 Beecham Court,  
Wigan, WN3 6PR

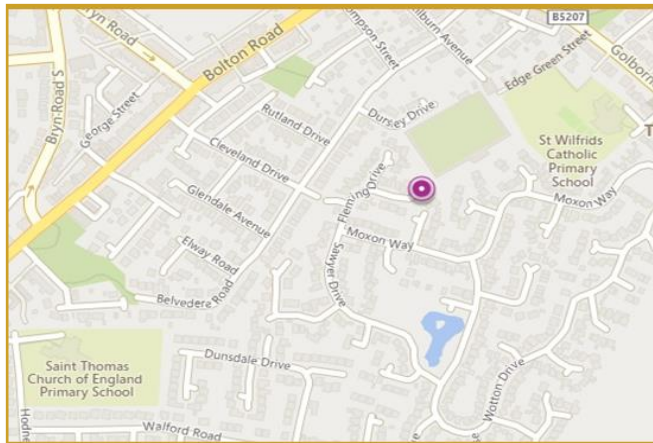
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## Location

The subject plot is situated to the head of a cul-de-sac known as Fleming Drive within a popular residential housing location east of Ashton in town centre. The plot sits amongst executive style detached housing in proximity to amenities including St Wilfrids Catholic Primary School, St Thomas's CoE Primary School, Ashton Town Football Club, Golborne Road Playground & Sports Court, further open green recreation spaces and other amenities such as Tesco Express all of which are within a short walk from the plot. Further amenities are on offer a short drive from the site within Ashton town centre which is approximate 0.5 miles distance from the subject site.

## Description

The site is slightly irregular in shape having narrow frontage to Fleming Drive and being wider to its rear boundary. The plot offers relatively level ground with access direct from Fleming Drive and is considered to offer potential for a buyer to gain planning on the site to develop either a pair of dwellings or a large single executive style dwelling with significant external landscaped areas and potential for outbuildings.

## Services

We understand that utilities and services are available within the estate road and recommend that interested parties make their own enquiries as to availability and connection costs to the plot.

## Size

The site extends to circa 0.18 acres (0.071 hectares)

## Title

We are informed that the plot is held by way of freehold title.

## Opportunity

This rare opportunity is offered for a successful bidder to acquire a potential self-build/development plot within an executive homes setting that benefits all the infrastructure associated with such modern developments.

Offers for the plot are sought in the order of £100,000 on an unconditional basis.

## VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate. Your legal adviser should verify.

## Planning

The site benefits from planning permission for one 4 bedroom dwelling as part of an implemented planning permission which covered the construction of the surrounding houses (granted in 2000 and implemented shortly thereafter). Given the age of the extant planning permission, it is anticipated that any party proposing to develop the site would seek a new planning permission. Interested parties should make enquiries with Wigan Borough Council planning department regarding any proposed development

## Legal Costs

Each party to be responsible for own legal costs incurred in this transaction.

## Enquiries & Viewings

Strictly by appointment with the agents

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)

Tel: 01942 741800

## Subject to Contract

Nov 2024 Ref: AG0796

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### Subject to contract

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